

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL RD-71, S.E. URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Emmanuel Gospel Center has expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel RD-71 in the South End Urban Renewal Area:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

. That the Emmanuel Gospel Center be and hereby is tentatively designated as redeveloper of Disposition Parcel RD-71 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development:
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

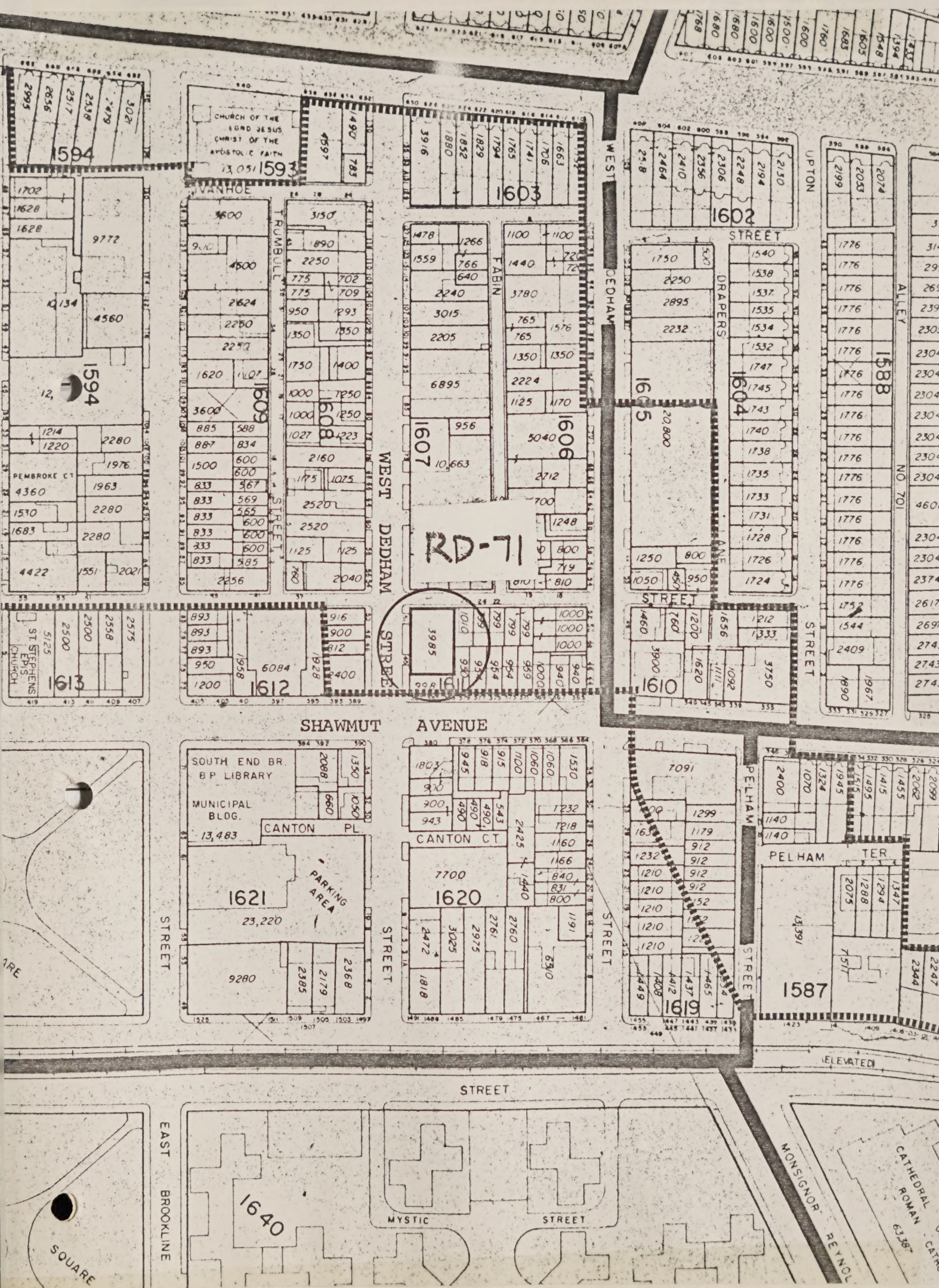
(iv) Proposed construction and rental schedules.

2. That disposal of Parcel RD-71 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that the Emmanuel Gospel Center possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's "Statement for Public Disclosure" (Federal Form H-6004).

5. That the Emmanuel Gospel Center, Inc. is hereby authorized to enter upon Authority-owned premises at 45-51 West Canton Street (Disposition Parcel RD-71) to secure the property and prepare it for rehabilitation, subject to submission of evidence of adequate insurance, a hold harmless letter, and such additional requirements as may be established by the Director.



MEMORANDUM

April 27, 1972

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TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
TENTATIVE DESIGNATION OF DEVELOPER FOR THE REHABILITATION
OF AN EXISTING BUILDING

SUMMARY: This memorandum requests that the Authority (1) tentatively designate the Emmanuel Gospel Center, Inc. as the redeveloper of Disposition Parcel RD-71 in the South End Urban Renewal Area, and (2) authorize said redeveloper to enter upon the above-mentioned Authority-owned premises to secure the building in order to prevent deterioration and to prepare it for rehabilitation.

The Emmanuel Gospel Center, presently located at 84 West Dedham Street, will have to relocate its facilities to accommodate the Emergency Tenants' Council's elderly housing complex.

The Center, under the direction of Mr. Douglas Hall, is primarily involved in providing services to the Spanish speaking, elderly and other residents in the area. It serves as a local church, operates a Spanish bookstore, runs a variety of summer programs including camps, and undertakes social work in the form of clothing and food distribution, counseling and referrals. It is therefore desirable that the Center be located in close proximity to its major service area.

The Emmanuel Gospel Center has expressed an interest in rehabilitating the existing building at 45-51 West Canton Street, (Disposition Parcel RD-71), originally slated for demolition. This building is located within the Parcel 19 area and is ideally suited as a relocation facility for the Emmanuel Gospel Center. The Emergency Tenants' Council has requested that this building be kept and used by the Center in order that it might continue to provide needed services within the neighborhood.

The building contains approximately 8,000 square feet on two floors and rehabilitation costs are expected to run about \$30,000. The Center expects to sustain this cost with contributions received from an active fund raising program. The Center has retained John Sharratt as the architect, who is also responsible for the planning and design of the new housing, commercial and recreational facilities within the Parcel 19 area. The rehabilitation will be carried out in accordance with Authority standards and guidelines.

In addition, I am requesting that the Emmanuel Gospel Center, Inc. and/or its representatives be permitted to enter the building for the purpose of making repairs, removing debris, and generally securing the property and preparing it for rehabilitation.

Should permission be granted, certificates of insurance satisfactory to the Authority and a hold harmless letter from the contractor, indemnifying the Authority from any loss or damage which might be suffered by the Authority or its employees, will be provided.

I therefore recommend that the Emmanuel Gospel Center, Inc. be tentatively designated as the redeveloper for Disposition Parcel RD-71 in the South End Urban Renewal Area, and that permission be granted to said redeveloper to enter upon the aforementioned premises.

An appropriate resolution is attached.